

STATE OF UTAH

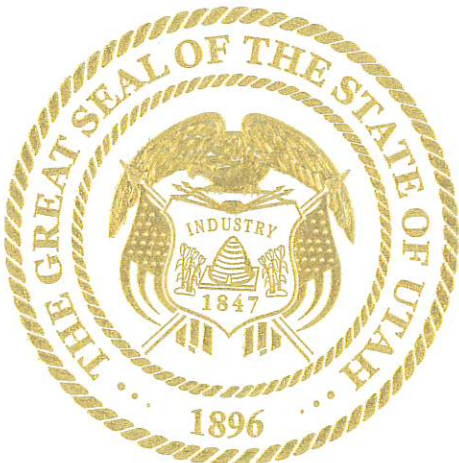


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT WITHDRAWAL #1 located in WASATCH COUNTY, dated MARCH 14, 2025, complying with §67-1a-6.5, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT WITHDRAWAL #1 located in WASATCH COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 27th day of March, 2025 at Salt Lake City, Utah.

A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the MIDA Cormont Public Infrastructure District (the "District") will be held at 2:00 p.m. on March 4, 2025, for the purpose of consideration for adoption of a resolution authorizing the withdrawal out of the District of certain real property in Wasatch County (the "Subject Property"), and for the transaction of such other business incidental to the foregoing as may come before said meeting.



Sara Turner, MIDA Records Officer

ACKNOWLEDGMENT OF NOTICE
AND CONSENT TO SPECIAL MEETING

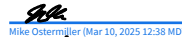
We, the members of the Board of Trustees of the MIDA Cormont Public Infrastructure District, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.


Nicole Little (Mar 10, 2025 14:35 EDT)

Chair


Gary Harter (Mar 11, 2025 07:31 MDT)

Vice Chair


Mike Ostermiller (Mar 10, 2025 12:38 MDT)

Trustee


Jing Jiao (Mar 10, 2025 17:16 MDT)

Trustee

Trustee

March 4, 2025

The Board of Trustees (the “Board”) of the MIDA Cormont Public Infrastructure District held a special meeting on March 4, 2025, at the hour of 2:00 p.m., with the following members of the Board being present, including by electronic means:

Nicole Cottle	Chair
Mike Ostermiller	Trustee
Jing Jiao	Trustee

Also present:

Heather Kruse	Executive Director
Paula Eldredge	Budget Officer
Richard Catten	District Counsel
Aaron Wade	Bond Counsel

Absent:

Gary Harter	Vice Chair
Karl McMillan	Trustee

Prior to the meeting being called to order, the MIDA Records Officer presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this March 4, 2025 meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Mike Ostermiller and seconded by Jing Jiao, was adopted by the following vote:

AYE: Nicole Cottle, Mike Ostermiller, Jing Jiao

NAY: None

The resolution is as follows:

RESOLUTION NO. 2025-3

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT, AUTHORIZING THE WITHDRAWAL OF CERTAIN PROPERTY WITHIN THE ANNEXATION AREA BOUNDARIES OUT OF THE DISTRICT; AND RELATED MATTERS.

WHEREAS, on January 7, 2025, the Board of the Military Installation Development Authority, Utah (“MIDA”) did adopt Resolution 2025-02 (the “Creation Resolution”), authorizing the creation of the MIDA Cormont Public Infrastructure District (the “District”), approving a governing document for the District (the “Governing Document”), and appointing a Board of Trustees for the District (the “Board”); and

WHEREAS, the District is a public infrastructure district and a political subdivision and body corporate and politic, and a subsidiary of MIDA, duly organized and existing under the Constitution and laws of the State of Utah (the “State”), including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4, Utah Code Annotated 1953 (collectively, the “District Act”) and the Military Installation Development Authority Act (the “MIDA Act”), Title 63H, Chapter 1, Utah Code Annotated 1953, as amended; and

WHEREAS, the District Act, the Creation Resolution, and the Governing Document authorize the District’s withdrawal of any area within the Annexation Area Boundaries out of the District without any further action of MIDA, upon the consent of 100% of all surface property owners and registered voters, if any, within the area contemplated to be withdrawn and compliance with the terms of the District Act and the Governing Document; and

WHEREAS, a certain property owner, representing the 100% owner of the surface property within the Subject Property (defined herein), has petitioned to withdraw from the District; and

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of the MIDA Cormont Public Infrastructure District as follows:

Section 1. The Board hereby consents to the withdrawal of certain real property in Wasatch County (the “Subject Property”), as identified in Exhibit B attached hereto, from the District.

Section 2. The Board hereby approves the Notice of Impending Boundary Action attached hereto as Exhibit C and a Final Entity Plat for the District attached hereto as Exhibit D, and authorizes the District’s Executive Director or any member of the Board to execute such documents and take such actions as may be necessary to complete the withdrawal, including amendments or changes to satisfy the District Counsel, the Wasatch County Surveyor, the office of the Lieutenant Governor, or the Wasatch County Recorder.

Section 3. Prior to recordation of a certificate of withdrawal for the District, the Board does hereby authorize the District’s Executive Director or any member of the Board to make any corrections, deletions, or additions to the legal description or the Plat or any other document herein authorized and approved which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to

conform the same to other provisions of said instruments, to the provisions of this Resolution, any comments or changes requested by the Wasatch County Surveyor or Recorder or the Lieutenant Governor's Office or any resolution adopted by the Board or the provisions of the laws of the State of Utah or the United States. Such corrections, deletions, or additions as subject to the review and approval of District Counsel.


Section 4. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 5. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

Section 6. This Resolution shall take effect immediately.

APPROVED AND ADOPTED this March 4, 2025.

(SEAL)

By:  _____
Chair

ATTEST:

By:  _____
Sara Turner, MIDA Records Officer

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

I, Sara Turner, the duly appointed and qualified MIDA Records Officer, do hereby certify that according to the records of the Board of Trustees (the “Board”) of the MIDA Cormont Public Infrastructure District (the “District”) in my official possession, the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on March 4, 2025, including a resolution (the “Resolution”) adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said District this March 4, 2025.

(SEAL)

By: 

Sara Turner, MIDA Records Officer

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Sara Turner, the duly appointed and qualified MIDA Records Officer, do hereby certify, according to the records of the MIDA Cormont Public Infrastructure District (the “District”) in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave, or caused to be given, not less than twenty-four (24) hours public notice of the agenda, date, time and place of the March 4, 2025 public meeting held by the Board of Trustees of the District (the “Board”) as follows:

- (a) By causing a copy of a Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

The Board of the District does not schedule regular meetings and meets on an “as needed” basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this March 4, 2025.

(SEAL)

By:  _____
Sara Turner, MIDA Records Officer

SCHEDULE 1

NOTICE OF MEETING

Support

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

MIDA Cormont Public Infrastructure District Meeting

General Information

Government Type:

Independent or Quasi-Government

Entity:

Military Installation Development Authority

Public Body:

MIDA Cormont Public Infrastructure District

Give Feedback

Notice Information

Add Notice to Calendar

Notice Title:

MIDA Cormont Public Infrastructure District Meeting

Notice Subject(s):

Administrative Procedure , Bonds

Notice Type(s):

Meeting, Bond

Event Start Date & Time:

March 4, 2025 02:00 PM

Description/Agenda:

PUBLIC NOTICE is hereby given that there will be a PUBLIC MEETING of the MIDA Cormont Public Infrastructure District

Date and Time: Tuesday, March 4, 2025 at 2:00 pm

Location: N/A. This meeting will be held electronically via Zoom.

Information to attend virtually: To hear or view the meeting and to provide comments to the board via Zoom webinar platform, register in advance using this link:

https://us06web.zoom.us/webinar/register/WN_a0AvVNaOQw6XB1-bAa03sg

Agenda

1. Welcome

2. Resolution 2025-1, Appointing Certain Officers and Designating a Fiscal Year

3. Resolution 2025-2, Authorizing the Annexation of Certain Property within the Annexation Area Boundaries into the District, and Related Matters

4. Resolution 2025-3, Authorizing the Withdrawal of Certain Property within the Annexation Area Boundaries out of the District, and Related Matters

5. Resolution 2025-4, Authorizing the Issuance and Sale of Limited Tax General Obligation Bonds, Series 2025A-1, Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2025A-2, and Subordinate Limited Tax General Obligation Bonds, Series 2025B in the Combined Principal Amount of not to Exceed \$160,000,000, Approving the Execution of Certain Documents Related to the Bonds, and Related Matters

6. Executive Director Update and Board Member Comments

7. Adjourn.

Notice of Special Accommodations (ADA):

Give Feedback

If you are planning to attend this meeting and, due to a disability, need assistance to participate, listen, or watch the meeting, please notify MIDA eight or more hours in advance of the meeting and we will try to provide assistance. Please contact the Authority at (801) 505-0728

Notice of Electronic or Telephone Participation:

Board members may participate in the meeting via videoconferencing or telephonic communication. Both videoconference and telephone communication will be enabled so that members and all other meeting participants and attendees will be able to hear all discussions.

Meeting Information

Meeting Location:

n/a

n/a, UT

[Show in Apple Maps](#)

[Show in Google Maps](#)

Contact Name:

Sara Turner

Contact Email:

sturner@midaut.org

Give Feedback

Notice Posting Details

Notice Posted On:

February 27, 2025 04:24 PM

Notice Last Edited On:

February 27, 2025 04:24 PM

Board/Committee Contacts

Member	Email	Phone
Nicole Cottle	ncottle@midaut.org	N/A
Mike Ostermiller	mike@nwaor.com	N/A
Gary Harter	gharter@utah.gov	N/A
Karl McMillan	kcmillan@wasatch.utah.gov	N/A
Jing Jiao	jing@reefpe.com	N/A
Nicole Cottle	ncottle@midaut.org	N/A

Subscribe

Subscribe by Email

Subscription options will send you alerts regarding future notices posted by this Body.

Give Feedback

Your Name:

John Smith

Your Email:

username@example.com

I'm not a robot

reCAPTCHA
[Privacy](#) - [Terms](#)

EXHIBIT C

NOTICE OF IMPENDING BOUNDARY ACTION

To: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees (the "Board") of the MIDA Cormont Public Infrastructure District (the "District"), with the authority granted to it by the Military Installation Development Authority, Utah, as the creating entity for the District, at a special meeting of the Board, duly convened pursuant to notice, on March 4, 2025 adopted a *Resolution Providing for the Withdrawal of Certain Property*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Withdrawal Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the withdrawal of certain real property in Wasatch County (the "Subject Property"), as more particularly described in the Withdrawal Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Withdrawal pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

DATED this 14th day of March, 2025.

**THE BOARD OF TRUSTEES OF THE MIDA
CORMONT PUBLIC INFRASTRUCTURE
DISTRICT**

By: _____

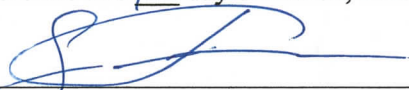
AUTHORIZED
REPRESENTATIVE

VERIFICATION

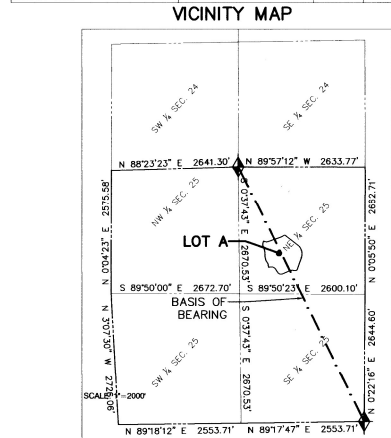
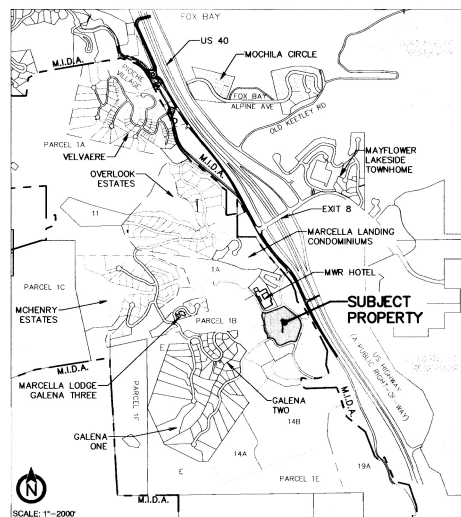
STATE OF UTAH)
 :SS.
COUNTY OF Davis)

SUBSCRIBED AND SWORN to before me this 14th day of March, 2025.



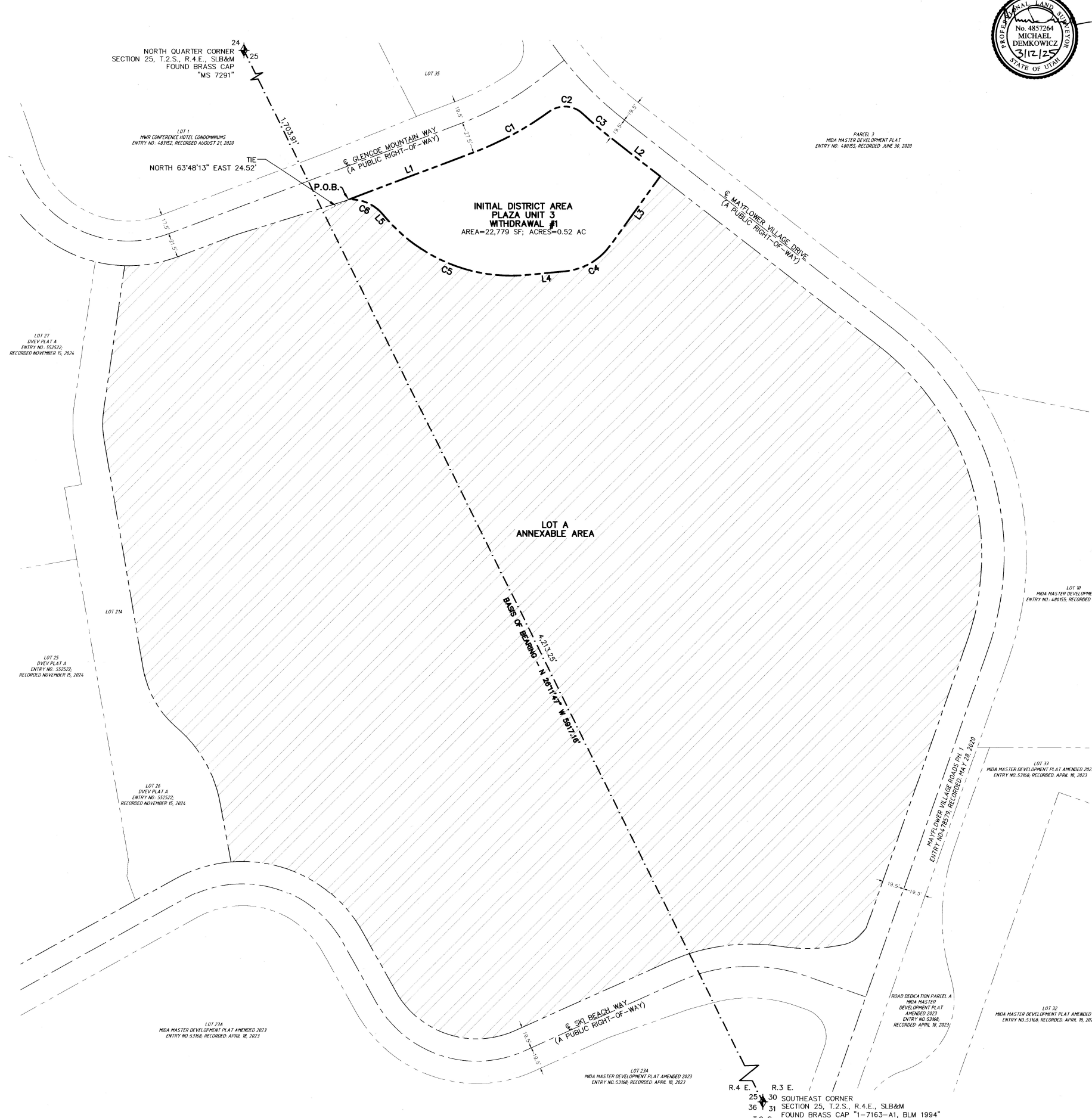


NOTARY PUBLIC



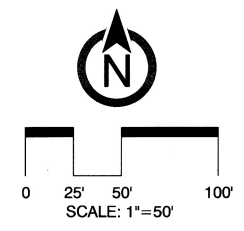
LINE	DIRECTION	LENGTH
L1	N 69°20'15" E	116.41'
L2	S 52°09'32" E	54.84'
L3	S 35°55'15" W	74.82'
L4	S 84°30'03" W	33.70'
L5	N 40°40'55" W	5.04'

CURVE	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	277.58'	74.86'	15°27'06"	74.63'	N 61°36'42" E
C2	23.00'	31.97'	79°38'20"	29.46'	S 86°17'41" E
C3	319.59'	31.70'	5°41'01"	31.69'	S 49°19'02" E
C4	54.25'	46.00'	48°34'48"	44.63'	S 60°12'39" W
C5	143.50'	137.29'	54°49'02"	132.12'	N 68°05'26" W
C6	36.11'	32.99'	52°20'34"	31.85'	N 66°51'12" W



SURVEYOR'S CERTIFICATE
 I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 887264 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that a Final Local Entity Plat, in accordance with Section 17-23-20, was made by me and shown hereon and is a true and correct representation of said Final Local Entity Plat.

LEGAL DESCRIPTION
 A PORTION OF LOT A, AS SHOWN ON THE CORMONT AT DEER VALLEY SUBDIVISION PLAT, RECORDED ON DECEMBER 2ND, 2024 AS ENTRY NO. 553173, IN BOOK 1497, ON PAGE 0696-0697, ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS NORTH 26°11'47" WEST 4,213.25 FEET AND NORTH 63°48'13" EAST 24.52 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF LOT A OF CORMONT AT DEER VALLEY SUBDIVISION; AND RUNNING THENCE CONCORDANT WITH THE NORTHERLY BOUNDARY OF LOT A THE FOLLOWING FIVE (5) COURSES: (1) NORTH 69°20'15" EAST 116.41 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 277.58 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 20°39'45" WEST; THENCE (2) ALONG THE ARC OF SAID CURVE 74.86 FEET THROUGH A CENTRAL ANGLE OF 15°27'06" TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 36°06'51" EAST; THENCE (3) ALONG THE ARC OF SAID CURVE 31.97 FEET THROUGH A CENTRAL ANGLE OF 79°38'20" TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 319.59 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 43°31'29" EAST; THENCE (4) ALONG THE ARC OF SAID CURVE 31.70 FEET THROUGH A CENTRAL ANGLE OF 05°41'01". THENCE (5) SOUTH 52°09'32" EAST 54.84 FEET; THENCE SOUTH 35°55'15" WEST 74.82 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 54.25 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 54°04'45" WEST; THENCE ALONG THE ARC OF SAID CURVE 46.00 FEET THROUGH A CENTRAL ANGLE OF 48°34'48"; THENCE SOUTH 84°30'03" WEST 33.70 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 143.50 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 05°29'57" WEST; THENCE ALONG THE ARC OF SAID CURVE 137.29 FEET THROUGH A CENTRAL ANGLE OF 54°49'02"; THENCE NORTH 40°40'55" WEST 5.04 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 36.11 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 49°19'05" WEST; THENCE ALONG THE ARC OF SAID CURVE 32.99 FEET THROUGH A CENTRAL ANGLE OF 52°20'34" TO THE POINT OF BEGINNING.
 DESCRIPTION CONTAINS 0.52 ACRES



SYMBOLS LEGEND
 Found Section Monument (As-Noted)

LINE TYPE LEGEND
 WITHDRAWAL BOUNDARY LINE
 ADJOINING PROPERTY LINE
 CENTERLINE

MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS
 PROJECTION = TRANSVERSE MERCATOR
 DATUM = NAVD83(2011)
 REALIZATION/EPOCH = 2010.0000
 FALSE NORTHING = 200,000.0000
 FALSE EASTING = 50,000.0000
 ORIGIN LATITUDE = 40°33'30.0000" N
 SCALE REDUCTION = 1.000317000
 CENTRAL MERIDIAN = 111°27'30.0000" W
 PROJECT ELEVATION = 6,700.00 (NAVD88)
 ZONE UNIT (N/E/U) = U.S. SURVEY FOOT

WASATCH COUNTY SURVEYOR
 APPROVED AS TO FORM ON THIS 13TH DAY
 OF March 2025.
 RECORD OF SURVEY # NA
James Kai
 WASATCH COUNTY SURVEYOR

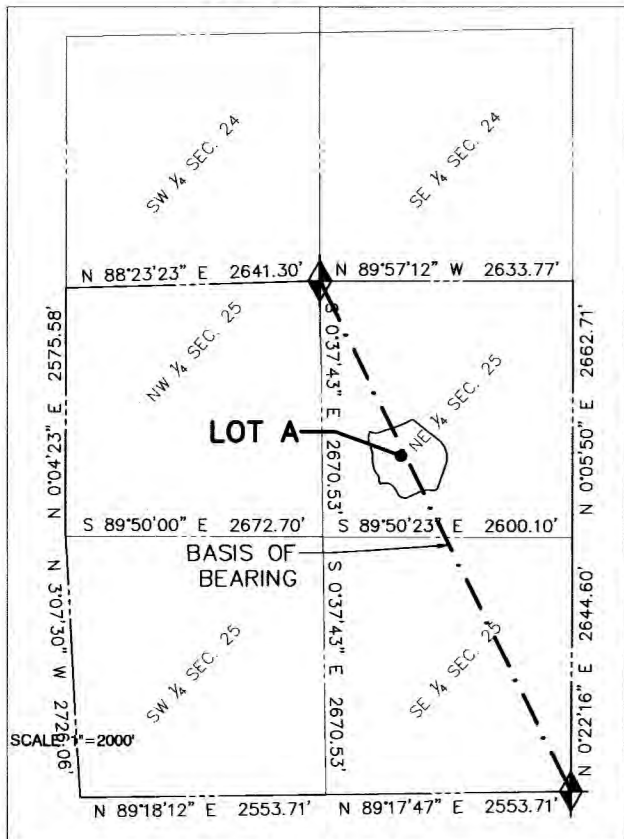
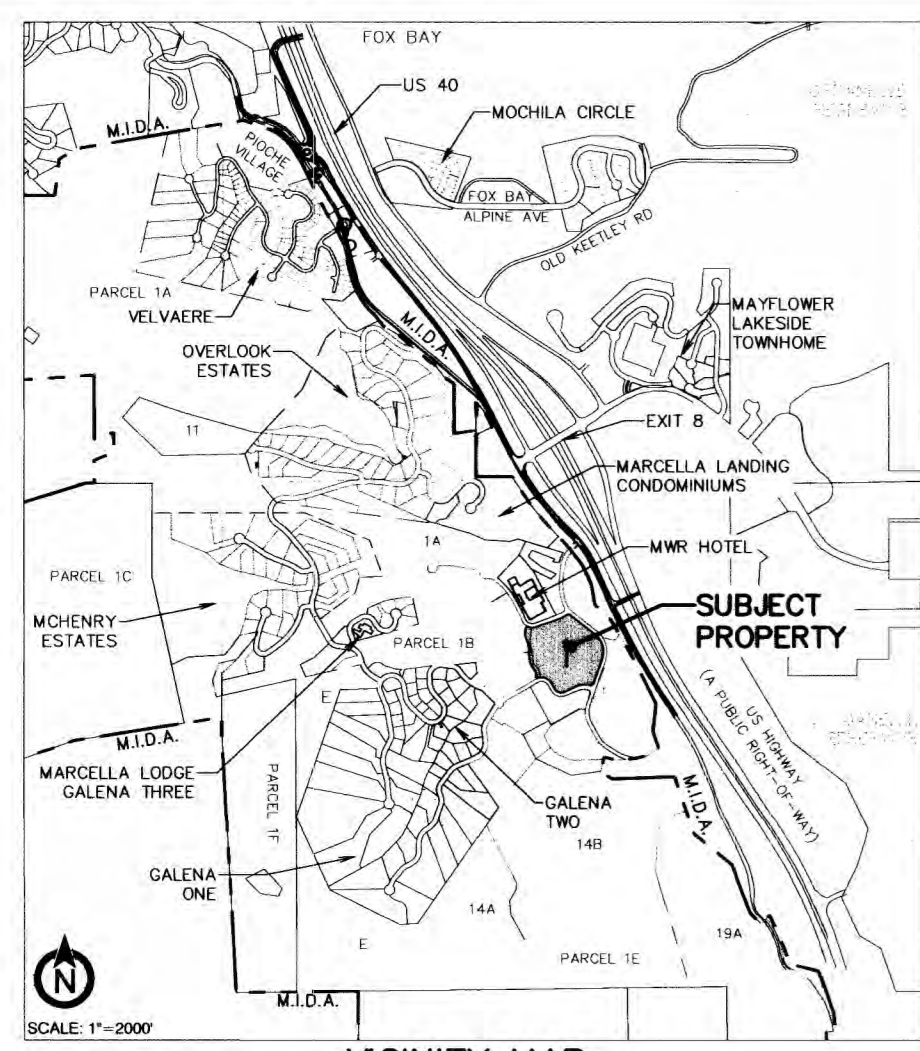
MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT
 APPROVED AND ACCEPTED ON THIS 17TH DAY
 OF March, 2025 AS A FINAL LOCAL ENTITY
 PLAT FOR THE MIDA CORMONT PUBLIC
 INFRASTRUCTURE DISTRICT WITHDRAWAL #1.
H. Steve Kane
 MIDA CORMONT PID EXECUTIVE DIRECTOR

FINAL LOCAL ENTITY PLAT MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT WITHDRAWAL #1

LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST QUARTER OF SECTION 25
 & IN THE NORTHWEST ¼ OF THE NORTHEAST QUARTER OF SECTION 25,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
 WASATCH COUNTY, UTAH, MIDA JURISDICTION

ENGINEER
 435-649-9467
ALLIANCE ENGINEERING
 CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
 P.O. Box 2054 | 2700 West Homestead Road
 Suite 50, 60 | Park City, Utah 84098

MARCH 3, 2025 **SHEET 1 OF 1**
WASATCH COUNTY RECORDER
 STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
 REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC
 FEE: _____ WASATCH COUNTY RECORDER BOOK: _____ PAGE: _____
 TIME: _____ DATE: _____ ENTRY NO.: _____

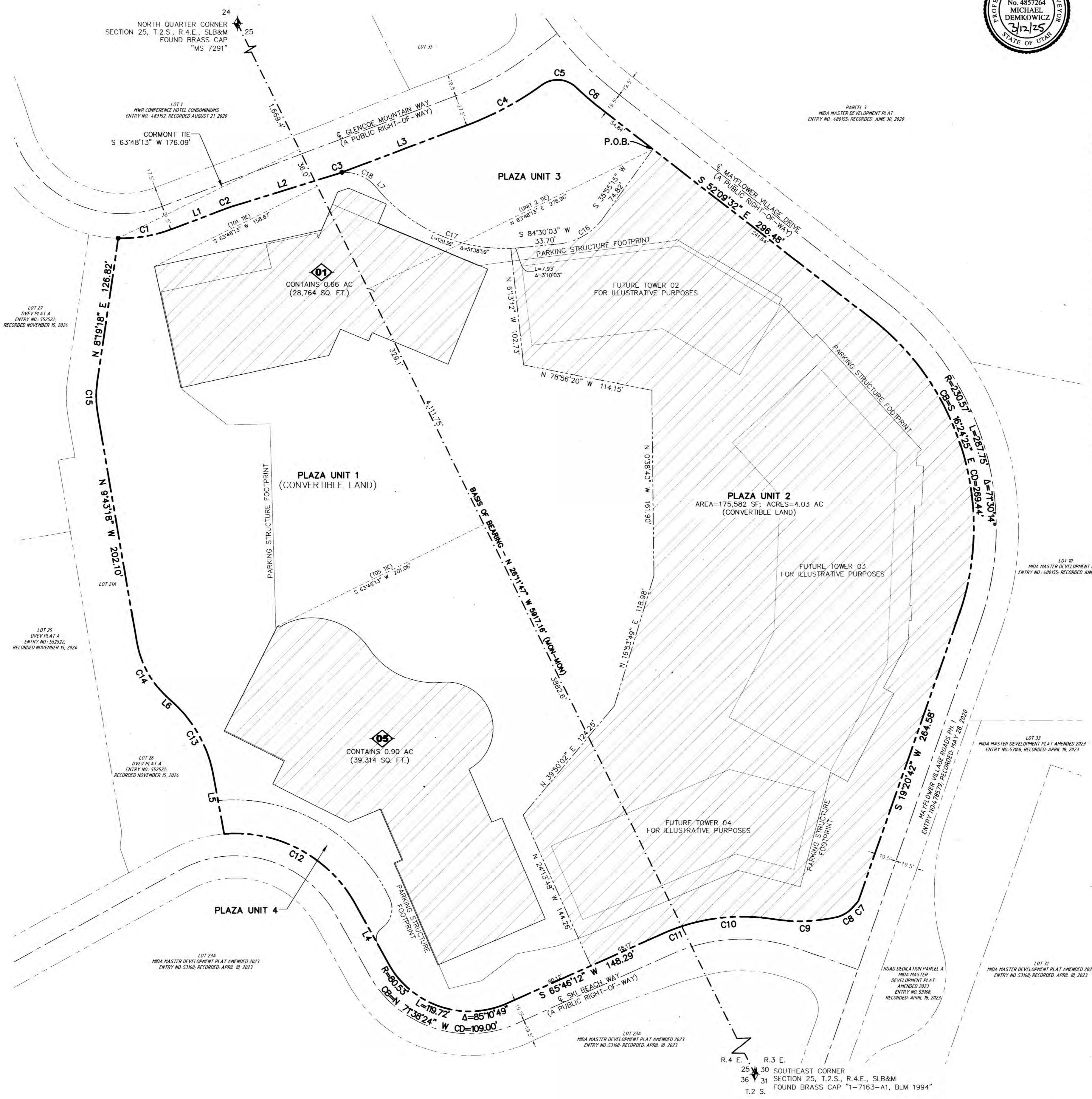


LINE	DIRECTION	LENGTH
L1	N 69°20'15" E	52.40'
L2	N 72°46'30" E	95.39'
L3	N 69°20'15" E	116.41'
L4	N 29°02'59" W	60.02'
L5	N 10°26'42" W	52.30'
L6	N 48°51'56" W	2.14'

LINE	DIRECTION	LENGTH
L7	N 40°40'55" W	5.06'

CURVE	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	121.53'	46.94'	22°07'54"	46.65'	N 80°24'12" E
C2	78.00'	4.68'	3°26'15"	4.68'	N 71°03'23" E
C3	82.00'	4.92'	3°26'15"	4.92'	N 71°03'23" E
C4	277.58'	74.86'	15°27'06"	74.63'	N 61°36'42" E
C5	23.00'	31.97'	79°38'20"	29.46'	S 86°17'41" E
C6	319.59'	31.70'	5°41'01"	31.69'	S 49°19'02" E
C7	67.50'	8.43'	7°09'18"	8.42'	S 39°56'28" W
C8	27.50'	16.37'	34°06'53"	16.13'	S 60°34'33" W
C9	147.50'	54.90'	21°19'29"	54.58'	S 88°17'44" W
C10	172.50'	79.36'	26°21'30"	78.66'	S 85°46'44" W
C11	169.54'	20.05'	6°46'36"	20.04'	S 69°09'30" W
C12	119.53'	136.98'	65°39'33"	129.60'	N 61°52'45" W
C13	113.00'	75.77'	38°25'14"	74.36'	N 29°39'19" W
C14	87.00'	59.44'	39°08'38"	58.29'	N 29°17'37" W
C15	87.00'	27.40'	18°02'36"	27.28'	N 0°42'00" W

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C16	54.25'	46.00'	48°34'48"	N 60°12'39" E	44.63'
C17	143.50'	137.29'	54°49'02"	N 68°05'26" W	132.12'
C18	36.11'	32.96'	52°18'19"	N 66°52'19" W	31.83'



SURVEYOR'S CERTIFICATE
 I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 4857264 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that a Final Local Entity Plat, in accordance with Section 17-23-20, was made by me and shown hereon and is a true and correct representation of said Final Local Entity Plat.

LEGAL DESCRIPTION
 A PORTION OF LOT A, AS SHOWN ON THE CORMONT AT DEER VALLEY SUBDIVISION PLAT, RECORDED ON DECEMBER 2ND 2024 AS ENTRY NO. 553173, IN BOOK 1497, ON PAGE 0696-0697, ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT THAT IS NORTH 26°11'47" WEST 4,111.75 FEET AND NORTH 63°48'13" EAST 276.96 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF LOT A OF SAID CORMONT AT DEER VALLEY SUBDIVISION; AND RUNNING THENCE COINCIDENT WITH THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID LOT A THE FOLLOWING NINE (9) COURSES: (1) SOUTH 52°09'32" EAST 241.64 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 230.57 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 37°02'28" WEST; THENCE (2) ALONG THE ARC OF SAID CURVE 287.75 FEET THROUGH A CENTRAL ANGLE OF 71°30'14"; THENCE (3) SOUTH 19°20'42" WEST 264.58 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 67.50 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 53°38'11" WEST; THENCE (4) ALONG THE ARC OF SAID CURVE 8.43 FEET THROUGH A CENTRAL ANGLE OF 07°09'18" TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 27.50 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 46°28'53" WEST; THENCE (5) ALONG THE ARC OF SAID CURVE 16.37 FEET THROUGH A CENTRAL ANGLE OF 34°06'53" TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 147.50 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 12°22'01" WEST; THENCE (6) ALONG THE ARC OF SAID CURVE 54.90 FEET THROUGH A CENTRAL ANGLE OF 21°19'29" TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 172.50 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 08°57'29" WEST; THENCE (7) ALONG THE ARC OF SAID CURVE 79.36 FEET THROUGH A CENTRAL ANGLE OF 26°21'30" TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 169.54 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 17°27'12" EAST; THENCE (8) ALONG THE ARC OF SAID CURVE 20.05 FEET THROUGH A CENTRAL ANGLE OF 06°46'36"; THENCE (9) SOUTH 65°46'12" WEST 68.17 FEET; THENCE NORTH 24°13'48" WEST 144.26 FEET; THENCE NORTH 39°50'02" EAST 124.25 FEET; THENCE NORTH 16°53'49" EAST 118.98 FEET; THENCE NORTH 00°38'40" WEST 161.90 FEET; THENCE NORTH 78°56'20" WEST 114.15 FEET; THENCE NORTH 08°13'12" WEST 102.73 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 143.50 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 02°19'54" WEST; THENCE ALONG THE ARC OF SAID CURVE 7.93 FEET THROUGH A CENTRAL ANGLE OF 03°10'03"; THENCE NORTH 84°30'03" EAST 33.70 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 54.25 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 05°29'57" WEST; THENCE ALONG THE ARC OF SAID CURVE 46.00 FEET THROUGH A CENTRAL ANGLE OF 48°34'48"; THENCE NORTH 35°55'15" EAST 74.82 FEET TO THE POINT OF BEGINNING.

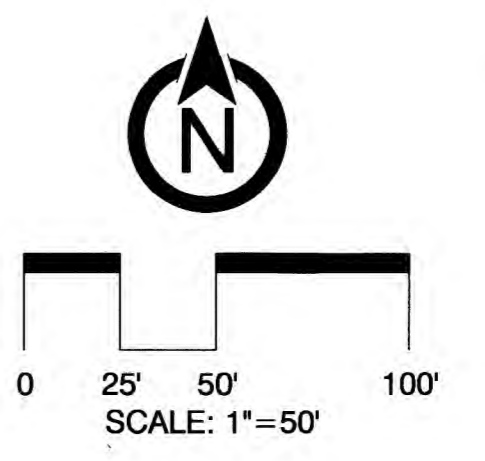
Including Driveway Unit 6 & Driveway Unit 7 (See Cormont at Deer Valley Condominiums: Commercial (Phase I) Plat, a Convertible Condominium Project, Recorded as Entry No. 556344, on file and of record in the office of the Wasatch County Recorder)

Description contains 4.03 acres.

Residential Units 1206, 1208, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1801, 1802, 1803, 1804, 1805, 1806 and 1807 contained in Tower 01 of the Cormont at Deer Valley Condominiums: Residential (Phase I) Plat, a Convertible Condominium Project, Recorded as Entry No. 556348, on file and of record in the office of the Wasatch County Recorder.

Residential Units 5201, 5202, 5203, 5204, 5301, 5302, 5303, 5304, 5305, 5306, 5307, 5308, 5309, 5401, 5402, 5403, 5404, 5405, 5406, 5407, 5408, 5409, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5601, 5602, 5603, 5604, 5605, 5606, 5607, 5608, 5609, 5701, 5702, 5703, 5704, 5705, 5706, 5707, 5708, 5709, 5801, 5802, 5803, 5804, 5805 and 5808 contained in Tower 05 of the Cormont at Deer Valley Condominiums: Residential (Phase I) Plat, a Convertible Condominium Project, Recorded as Entry No. 556348, on file and of record in the office of the Wasatch County Recorder.

Parking Units 1-3, 6-13, 16-106, 113-166, 170-284, 287-303, 306-315, 319-328, 332-441 & 444-594 contained in the Parking Structure of the Cormont at Deer Valley Condominiums: Parking Plat, a Utah Condominium Project, Recorded as Entry No. 556346, on file and of record in the office of the Wasatch County Recorder.



SYMBOLS LEGEND

- ◆ FOUND SECTION MONUMENT (AS-NOTED)
- FOUND PROPERTY CORNER MONUMENT
- ◆ TOWER # (CONTAINS INDIVIDUAL UNITS)

LINE TYPE LEGEND

- CORMONT PERIMETER BOUNDARY
- - - UNIT LINE
- - - CENTERLINE
- - - TIE LINE

MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS

- PROJECTION = TRANSVERSE MERCATOR
- DATUM = NAD83(2011)
- REALIZATION/EPOCH = 2010.0000
- FALSE NORTHING = 200,000.0000
- FALSE EASTING = 50,000.0000
- ORIGIN LATITUDE = 40°37'30.0000" N
- SCALE REDUCTION = 1.000317000
- CENTRAL MERIDIAN = 111°27'30.0000" W
- PROJECT ELEVATION = 6,700.00 (NAVD88)
- ZONE UNIT (N/E/U) = U.S. SURVEY FOOT

WASATCH COUNTY SURVEYOR
 APPROVED AS TO FORM ON THIS 15TH DAY
 OF March, 2025.
 RECORD OF SURVEY # 111
 [Signature]
 WASATCH COUNTY SURVEYOR

MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT
 APPROVED AND ACCEPTED ON THIS 17TH DAY
 OF March, 2025 AS A FINAL LOCAL ENTITY
 PLAT FOR THE MIDA CORMONT PUBLIC
 INFRASTRUCTURE DISTRICT ANNEXATION #1.
 [Signature]
 MIDA CORMONT PID EXECUTIVE DIRECTOR

FINAL LOCAL ENTITY PLAT

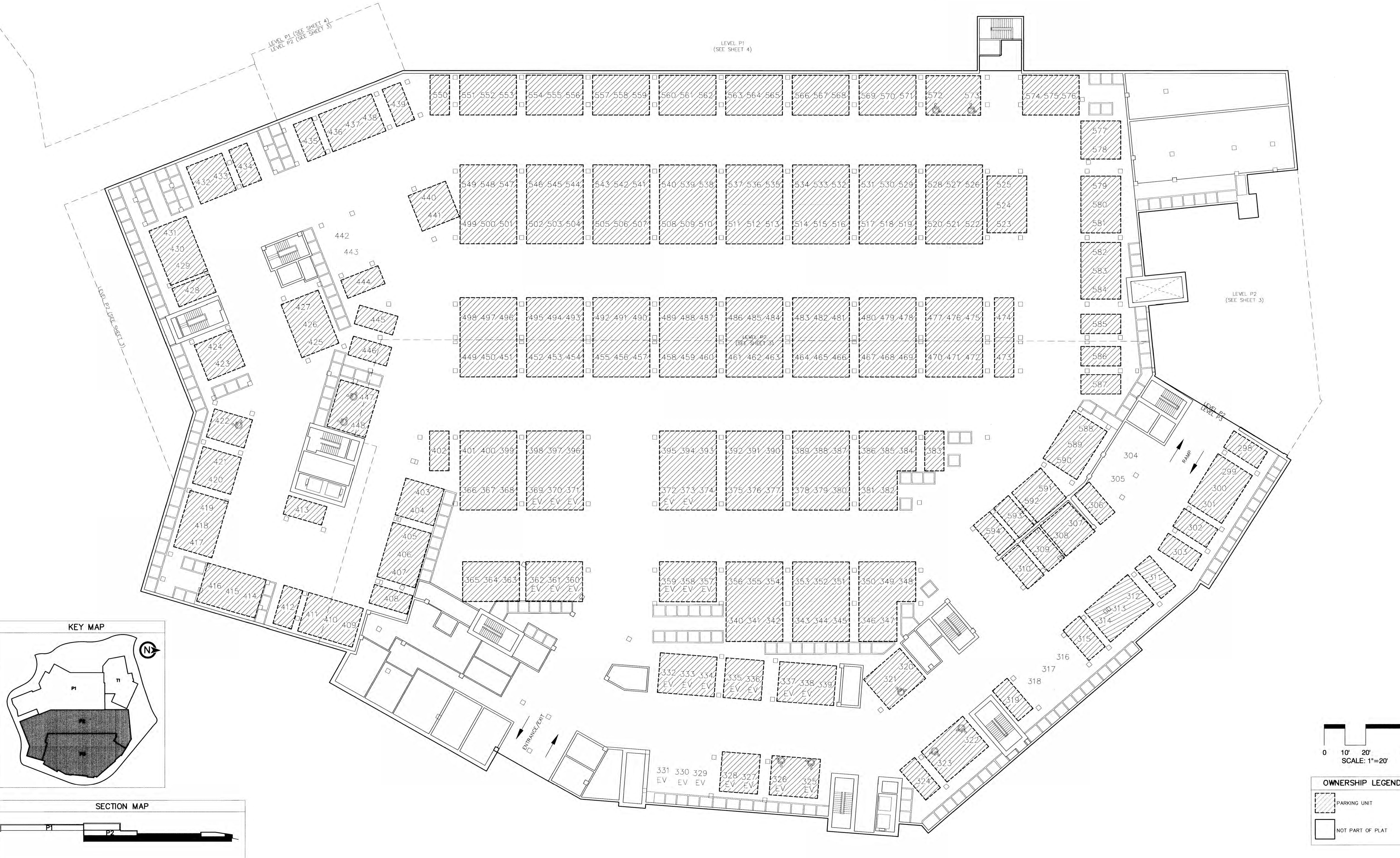
MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT

ANNEXATION #1

LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST QUARTER OF SECTION 25
 & IN THE NORTHWEST ¼ OF THE NORTHEAST QUARTER OF SECTION 25,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
 WASATCH COUNTY, UTAH, MIDA JURISDICTION

ENGINEER
 435-649-9467
ALLIANCE ENGINEERING
 CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
 P.O. Box 2664 | 2700 West Homestead Road
 Suite 50, 60 | Park City, Utah 84098

MARCH 12, 2025 **SHEET 1 OF 10**
WASATCH COUNTY RECORDER
 STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
 REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC
 - FEE WASATCH COUNTY RECORDER BOOK PAGE
 TIME: DATE: ENTRY NO.:



LEVEL P1 (SEE SHEET 4)
LEVEL P2 (SEE SHEET 3)

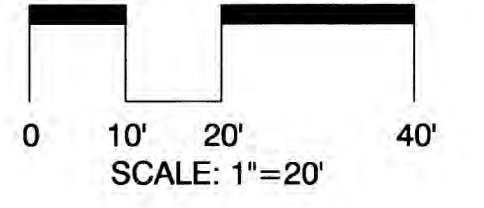
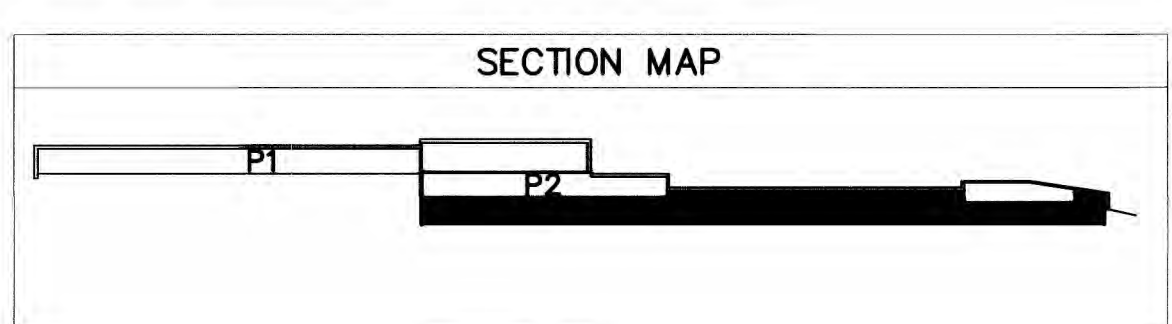
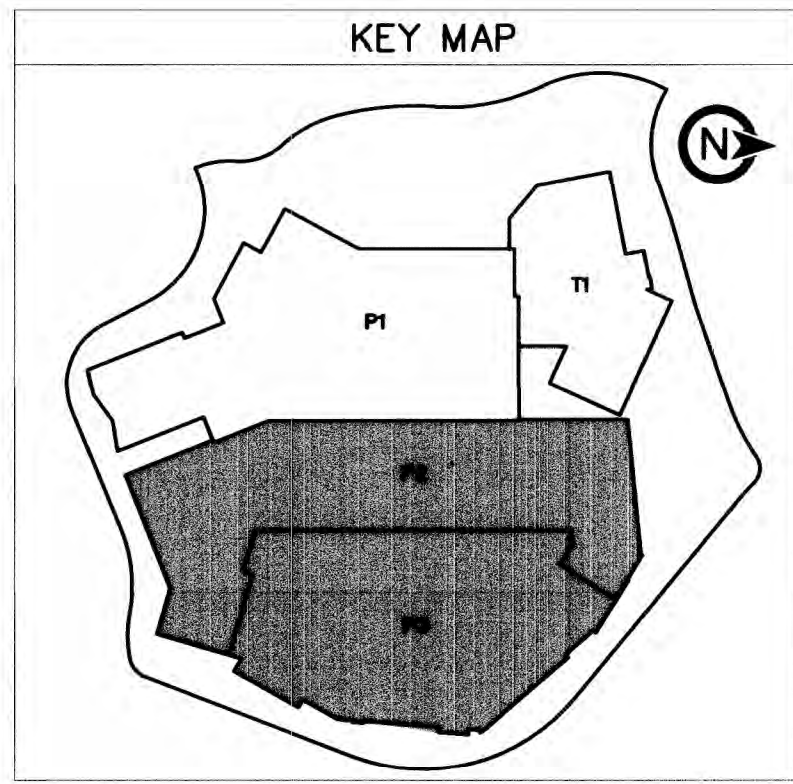
LEVEL P1
(SEE SHEET 4)

LEVEL P2
(SEE SHEET 3)

LEVEL P2
LEVEL P3

ENTRANCE/EXIT

RAMP



OWNERSHIP LEGEND	
	PARKING UNIT
	NOT PART OF PLAT

ENGINEER
435-649-9467

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MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT

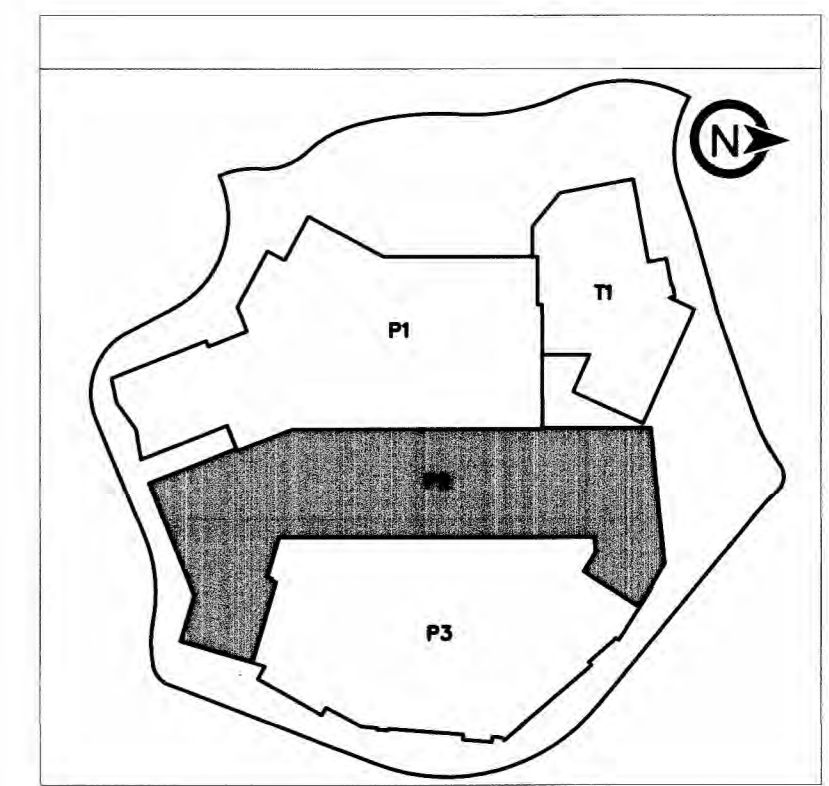
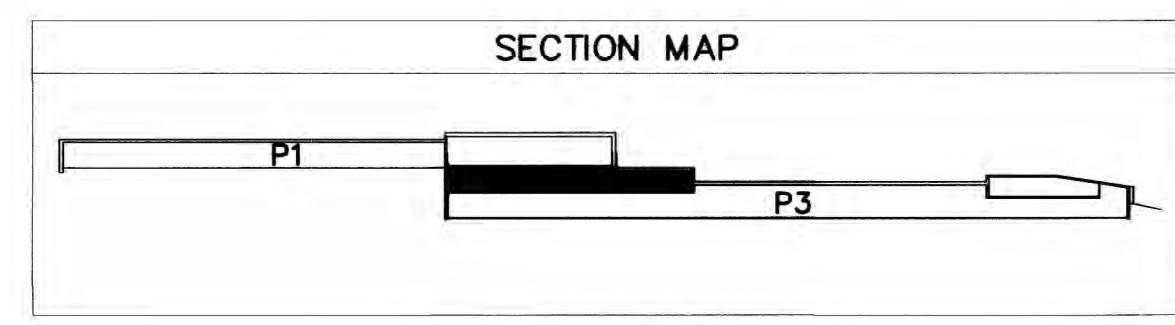
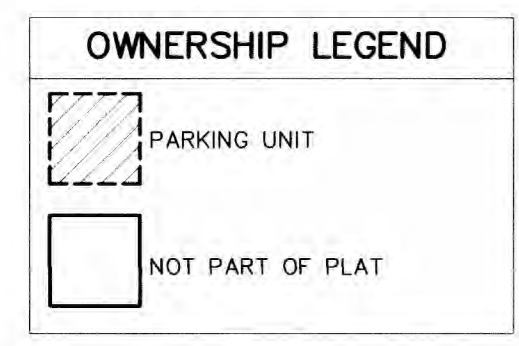
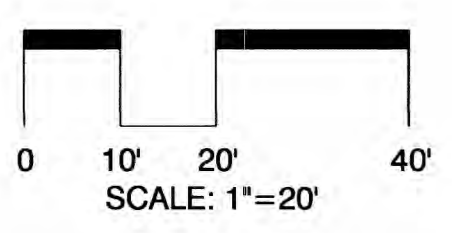
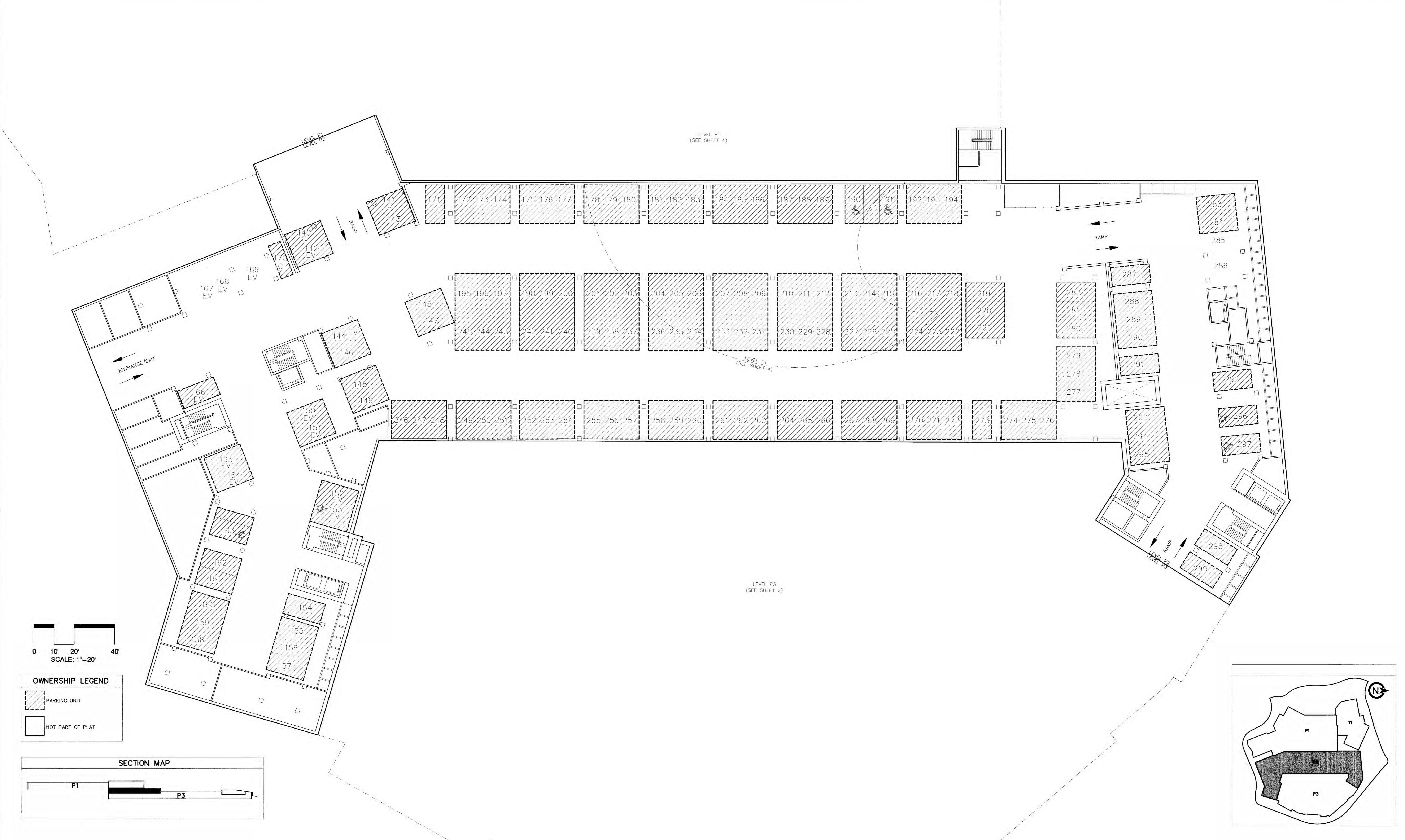
PARKING LEVEL 03

ANNEXATION #1

SHEET 2 OF 10

WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC

FEE	WASATCH COUNTY RECORDER	BOOK	PAGE
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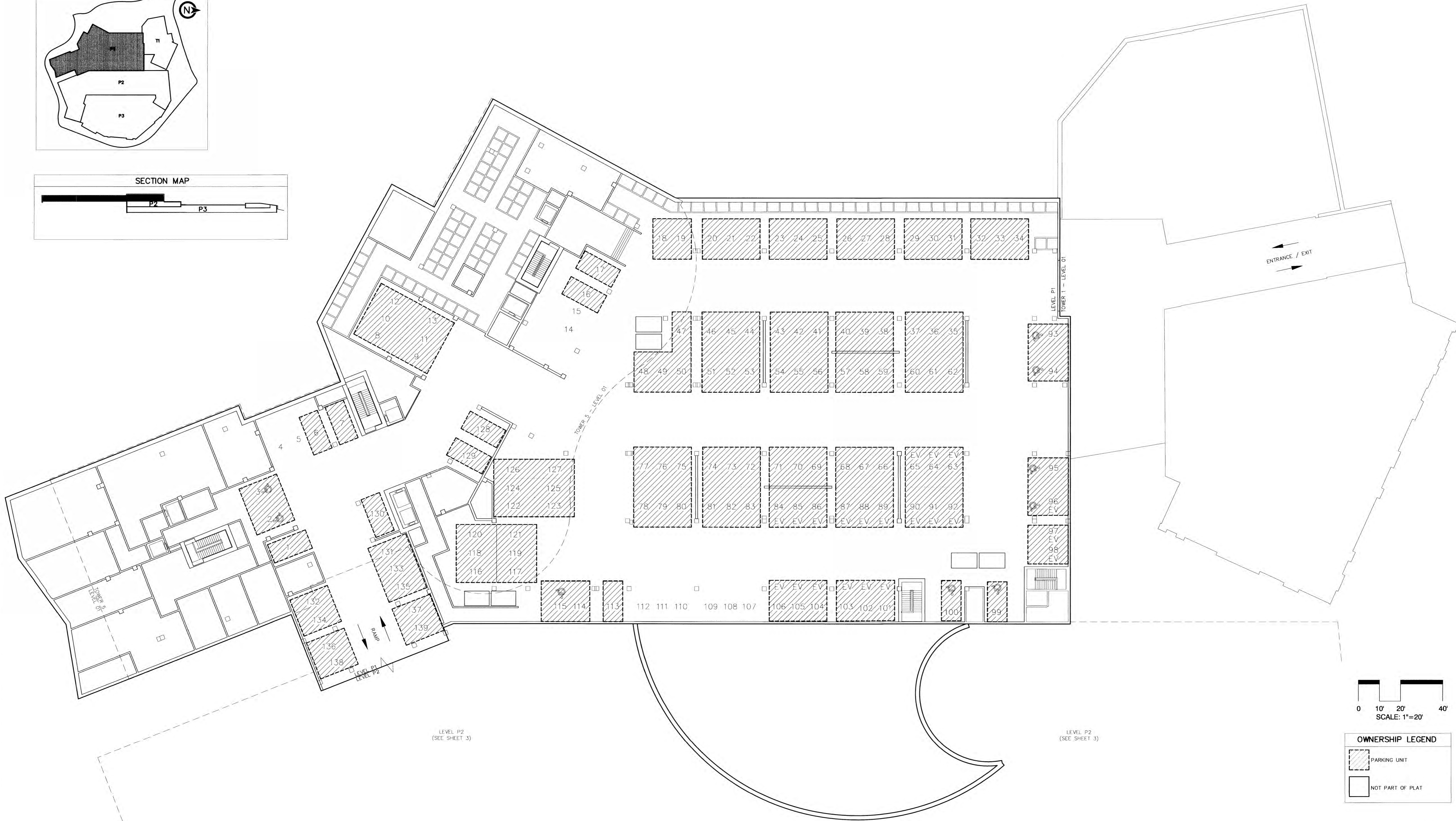
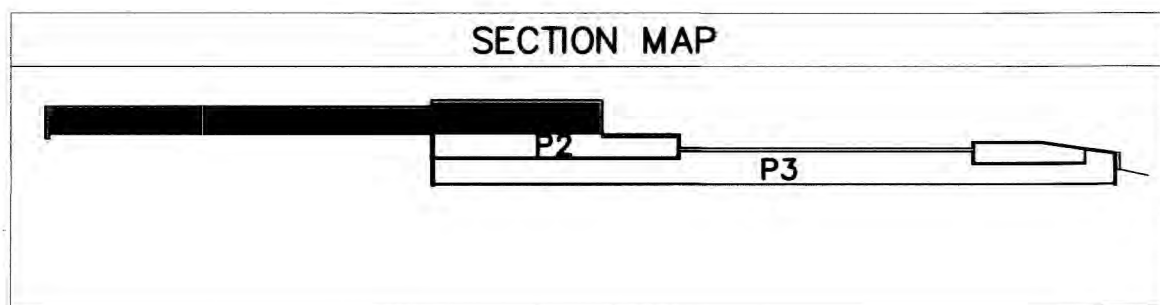
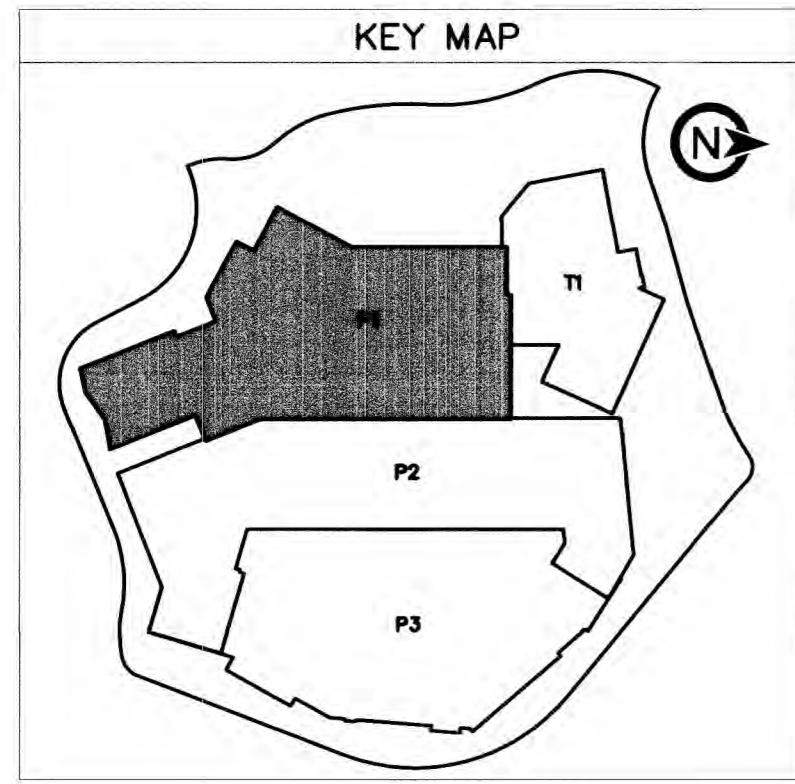
MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT
PARKING LEVEL 02
ANNEXATION #1

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SHEET 3 OF 10

WASATCH COUNTY RECORDER
 STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
 REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC

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MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT
PARKING LEVEL 01
ANNEXATION #1

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SHEET 4 OF 10

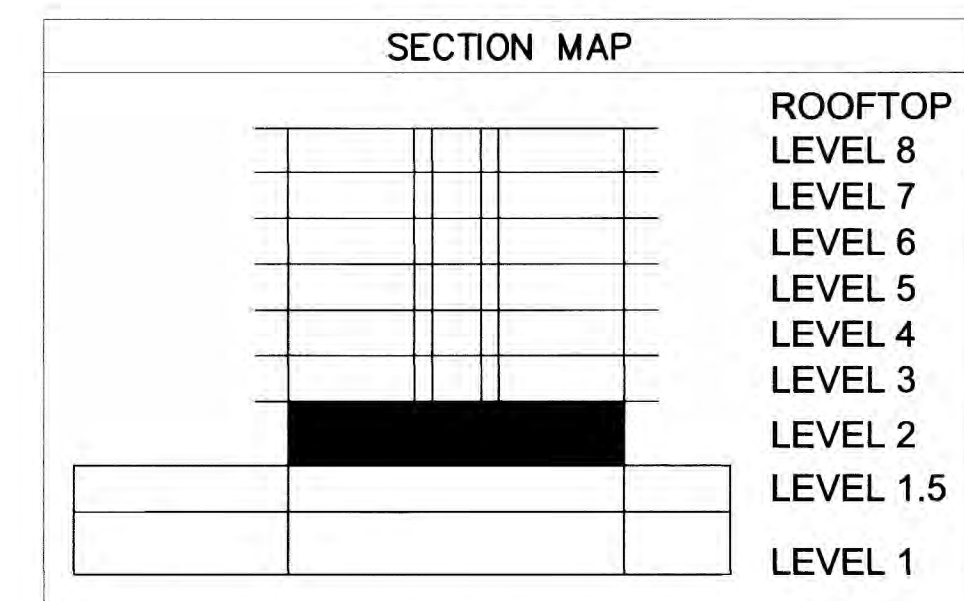
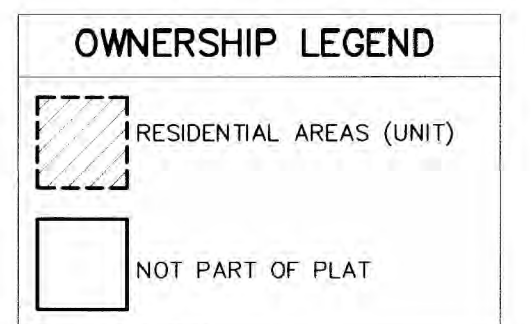
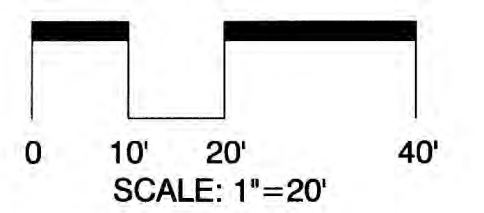
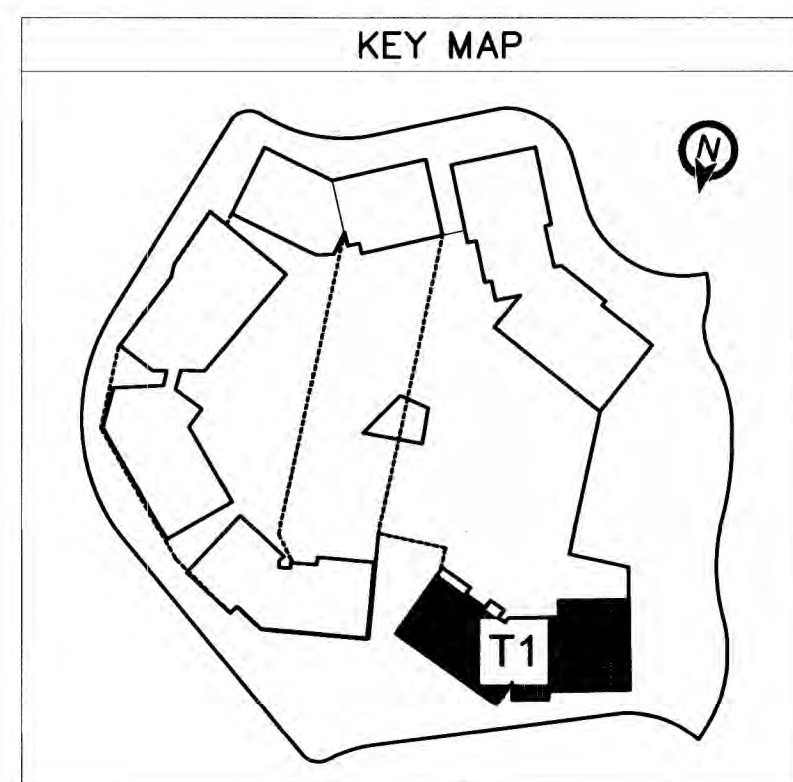
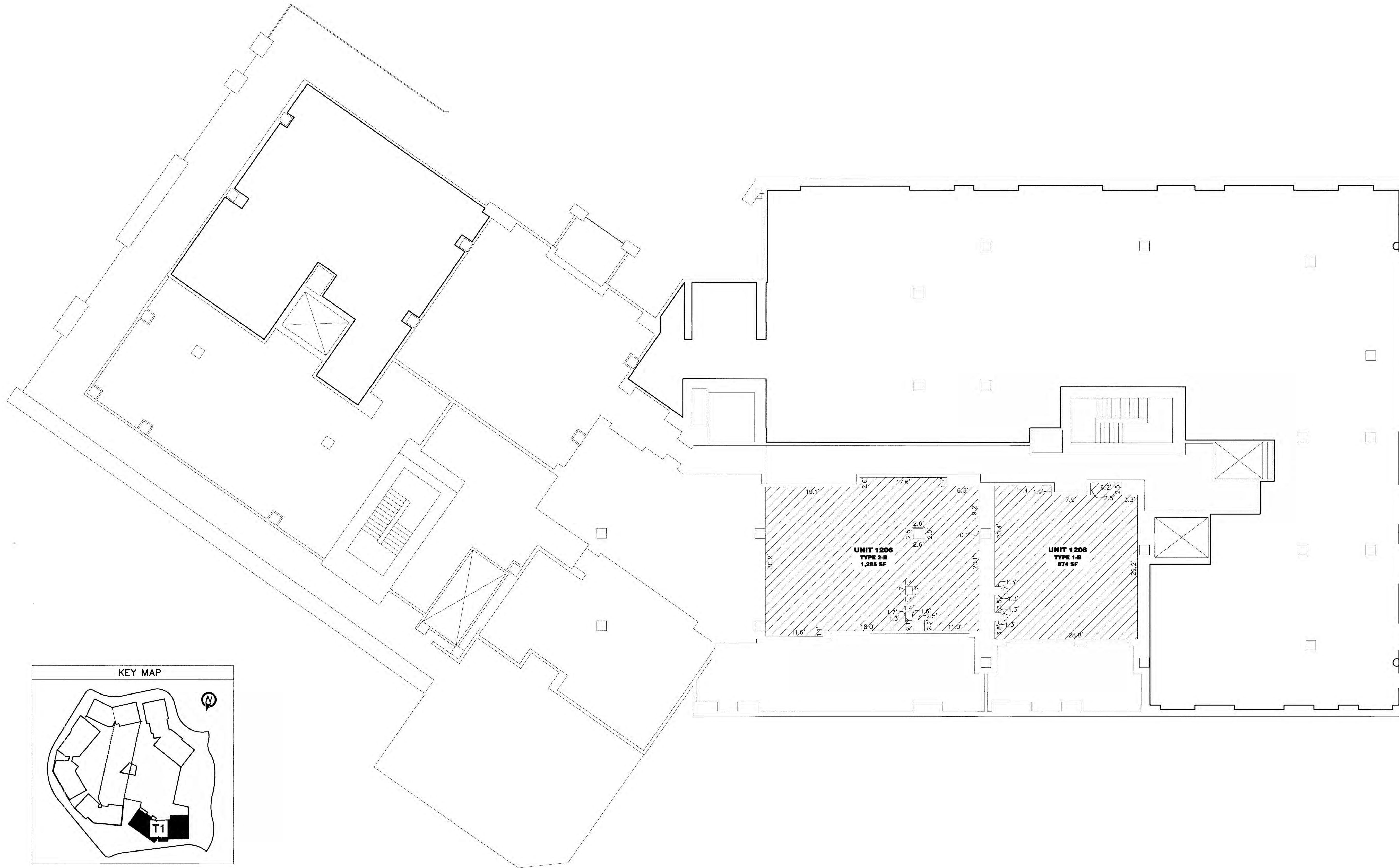
WASATCH COUNTY RECORDER
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FEE	WASATCH COUNTY RECORDER	BOOK	PAGE
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**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
1206	2-B	1,285 SF *
1208	1-B	874 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT
TOWER 01, LEVEL 02
ANNEXATION #1

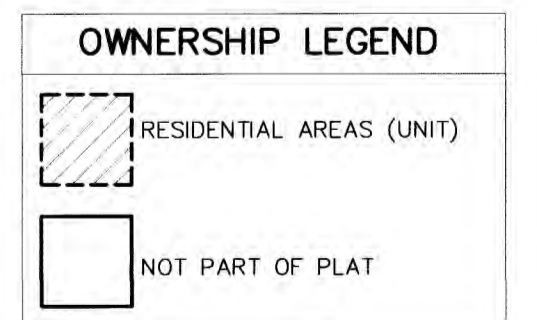
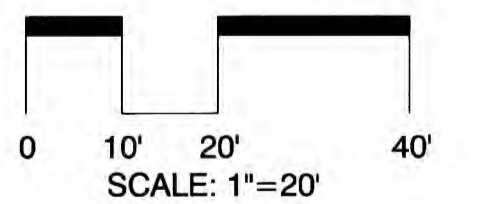
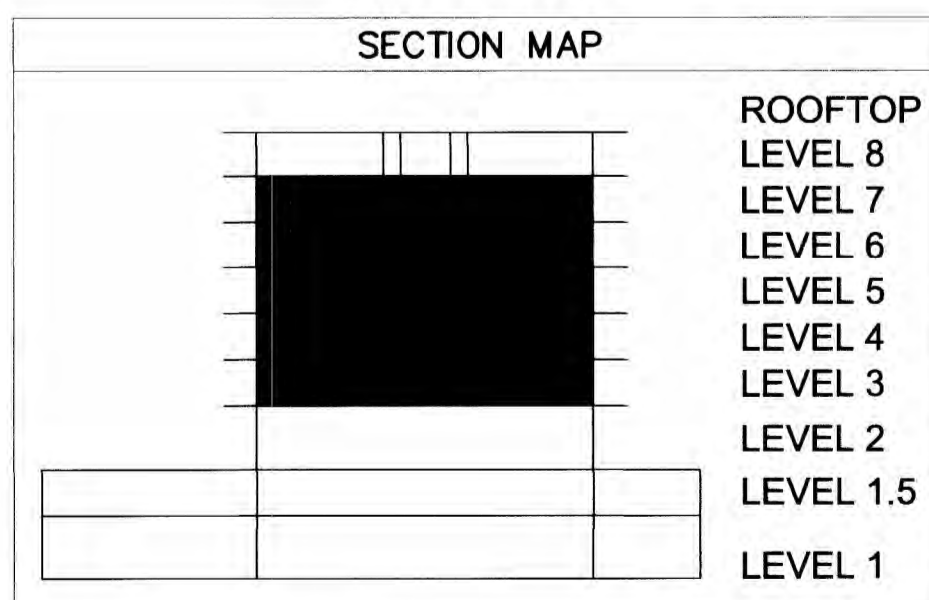
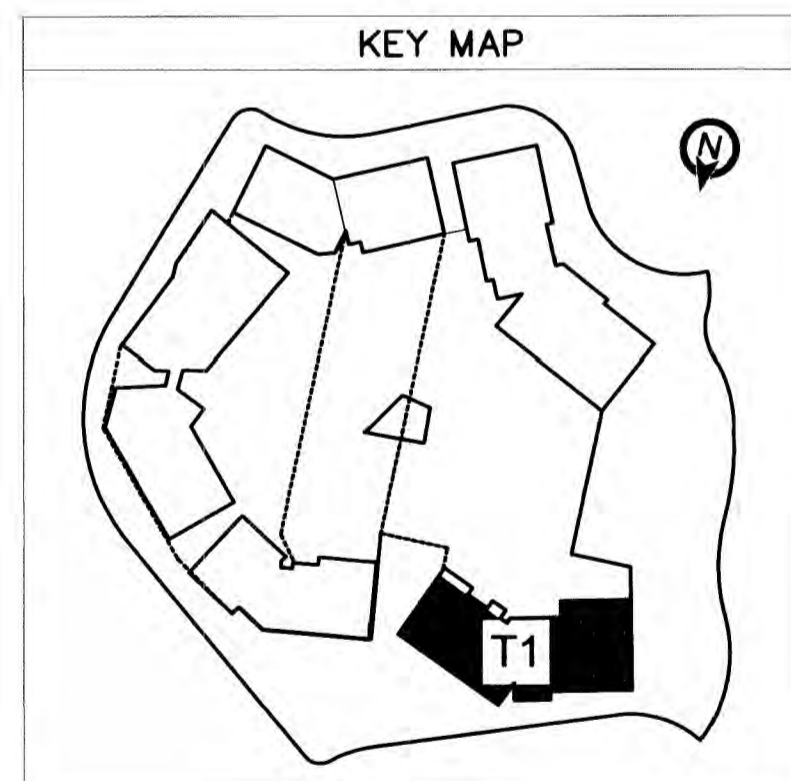
ENGINEER
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**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
1301, 1401, 1501, 1601 & 1701	3-B	1,774 SF *
1302, 1402, 1502, 1602 & 1702	3-C	1,766 SF *
1303, 1403, 1503, 1603 & 1703	2-C	1,138 SF *
1304, 1404, 1504, 1604 & 1704	2-D	1,424 SF *
1305, 1405, 1505, 1605 & 1705	2-B	1,261 SF *
1306, 1406, 1506, 1606 & 1706	2-B	1,285 SF *
1307, 1407, 1507, 1607 & 1707	3-F	2,487 SF *
1308, 1408, 1508, 1608 & 1708	3-G	2,575 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT
TOWER 01, LEVELS 03-07
ANNEXATION #1

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SHEET 6 OF 10

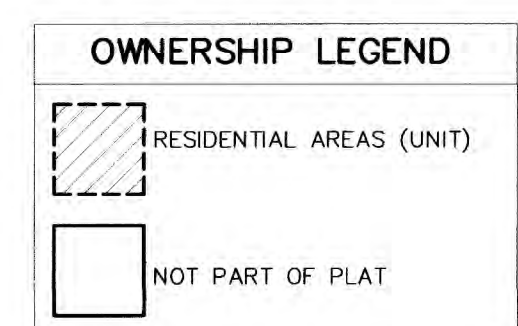
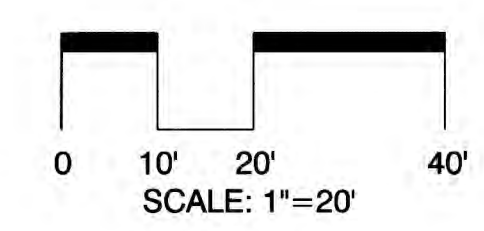
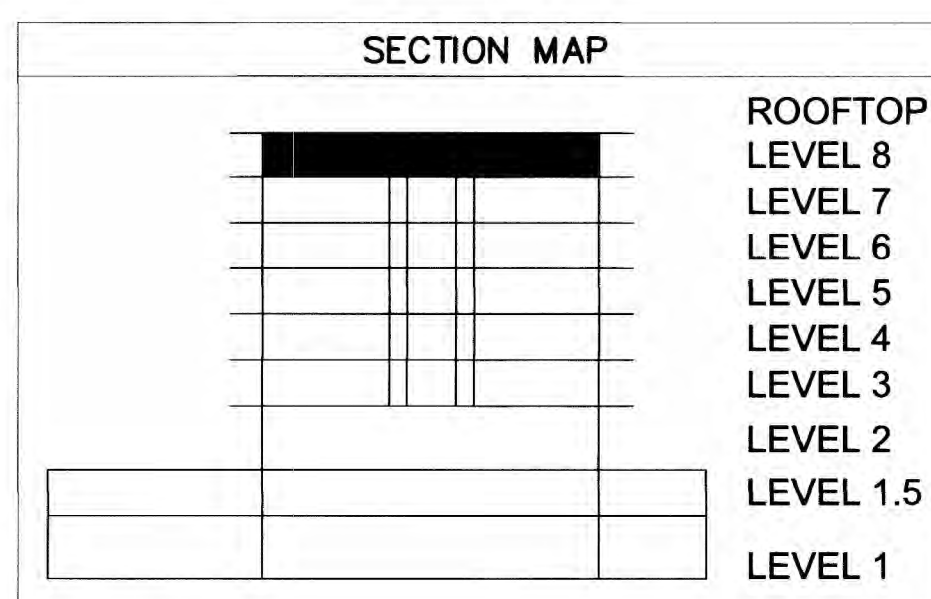
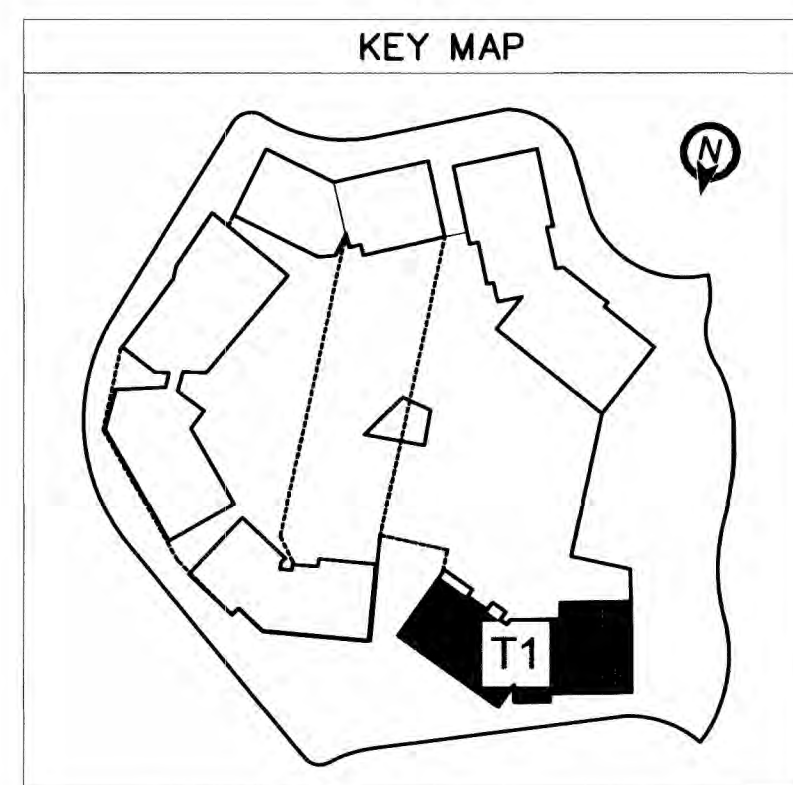
WASATCH COUNTY RECORDER
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**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
1801	3-B/PH	1,774 SF *
1802	3-C/PH	1,766 SF *
1803	1-C/PH	874 SF *
1805	1-D/PH	917 SF *
1806	3-H/PH	1,825 SF *
1807	4-A/PH	3,374 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT
TOWER 01, LEVEL 08
ANNEXATION #1

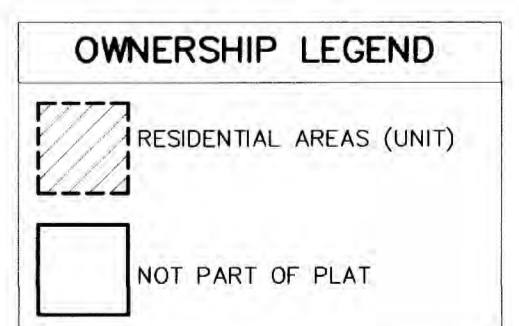
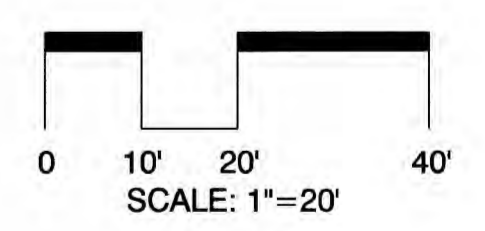
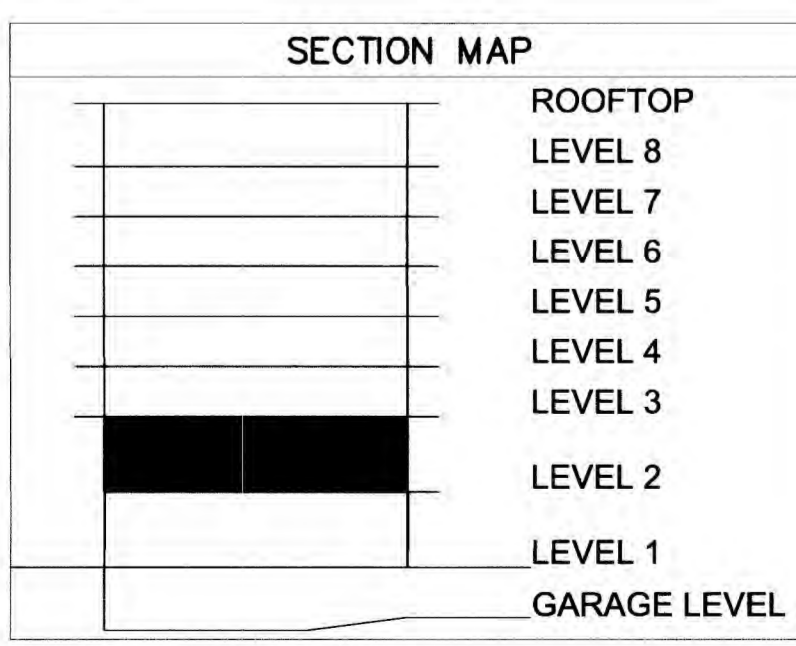
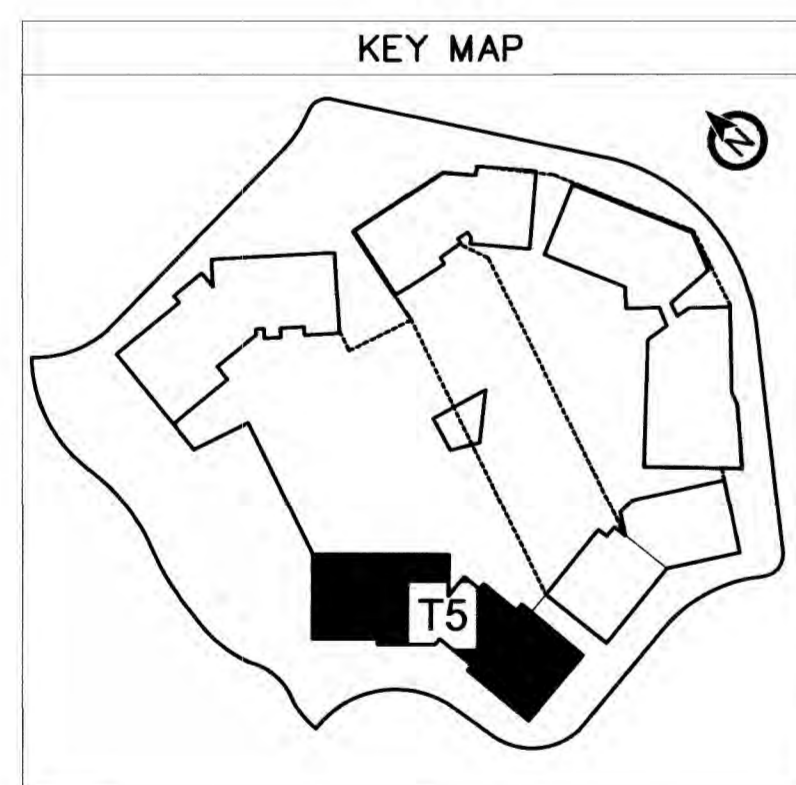
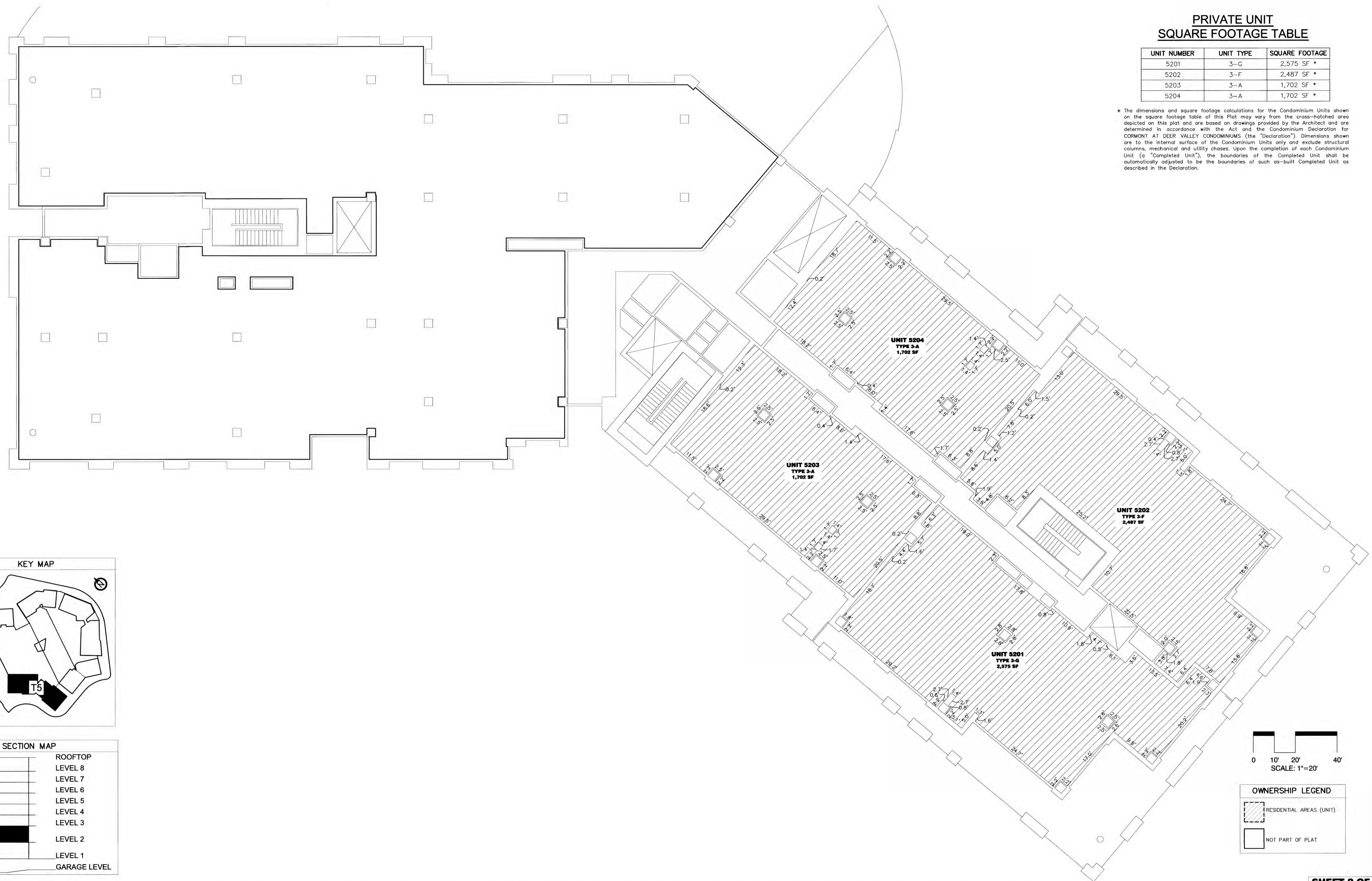
ENGINEER
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SHEET 7 OF 10
WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
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**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
5201	3-G	2,575 SF *
5202	3-F	2,487 SF *
5203	3-A	1,702 SF *
5204	3-A	1,702 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT
TOWER 05, LEVEL 02
ANNEXATION #1

ENGINEER
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 **ALLIANCE ENGINEERING**
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SHEET 8 OF 10

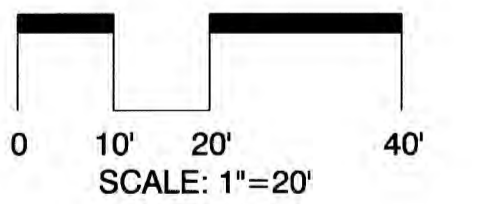
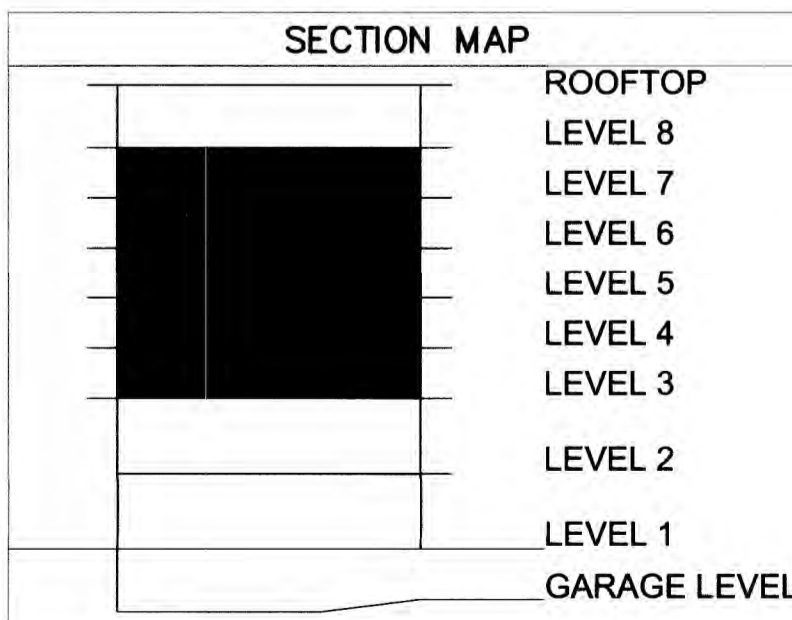
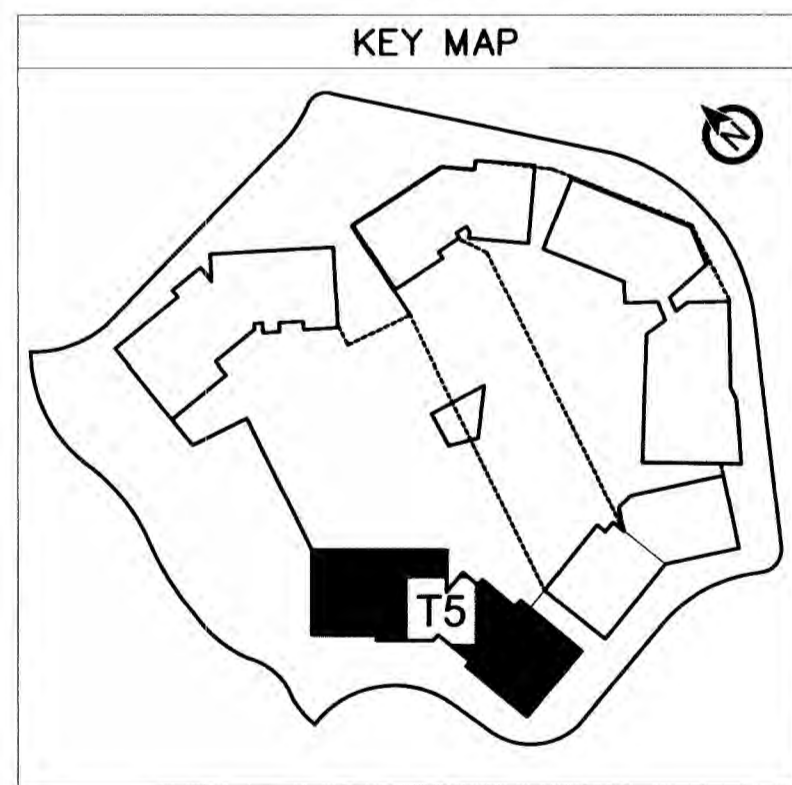
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**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBERS	UNIT TYPE	SQUARE FOOTAGE
5301, 5401, 5501, 5601 & 5701	3-G	2,575 SF *
5302, 5402, 5502, 5602 & 5702	3-F	2,487 SF *
5303, 5403, 5503, 5603 & 5703	3-A	1,702 SF *
5304, 5404, 5504, 5604 & 5704	3-A	1,702 SF *
5305, 5405, 5505, 5605 & 5705	3-A	1,702 SF *
5306, 5406, 5506, 5606 & 5706	1-A	858 SF *
5307, 5407, 5507, 5607 & 5707	2-A	1,286 SF *
5308, 5408, 5508, 5608 & 5708	3-G	2,575 SF *
5309, 5409, 5509, 5609 & 5709	3-F	2,487 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plot may vary from the cross-hatched area depicted on this plan and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT
TOWER 05, LEVELS 03-07
ANNEXATION #1

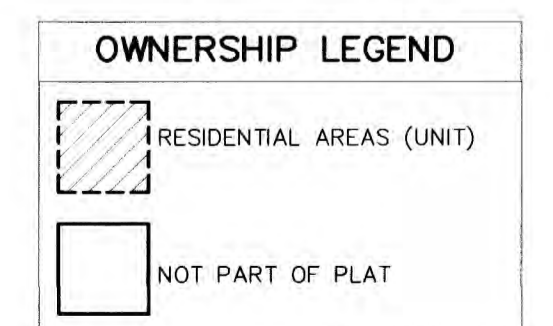
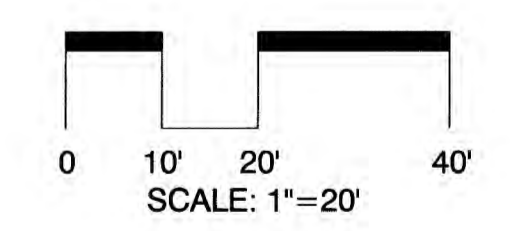
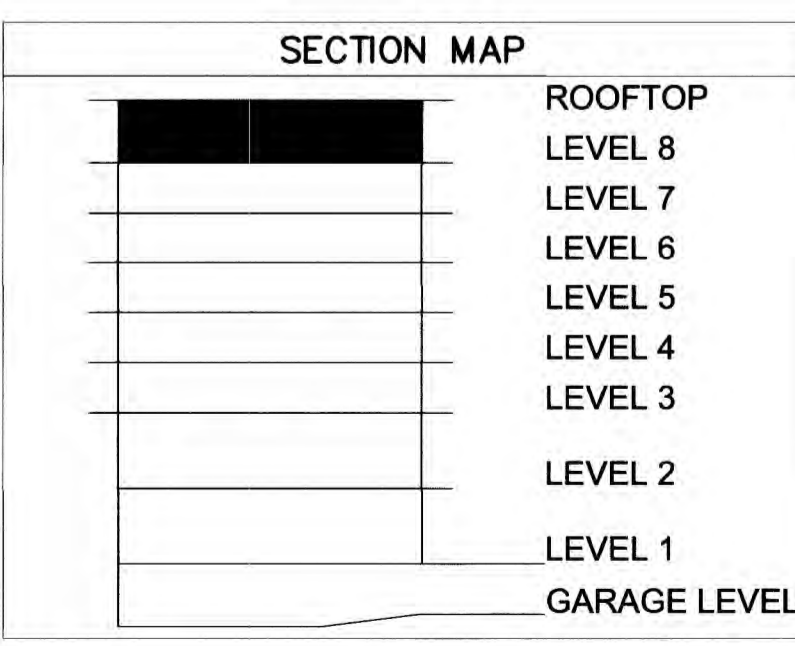
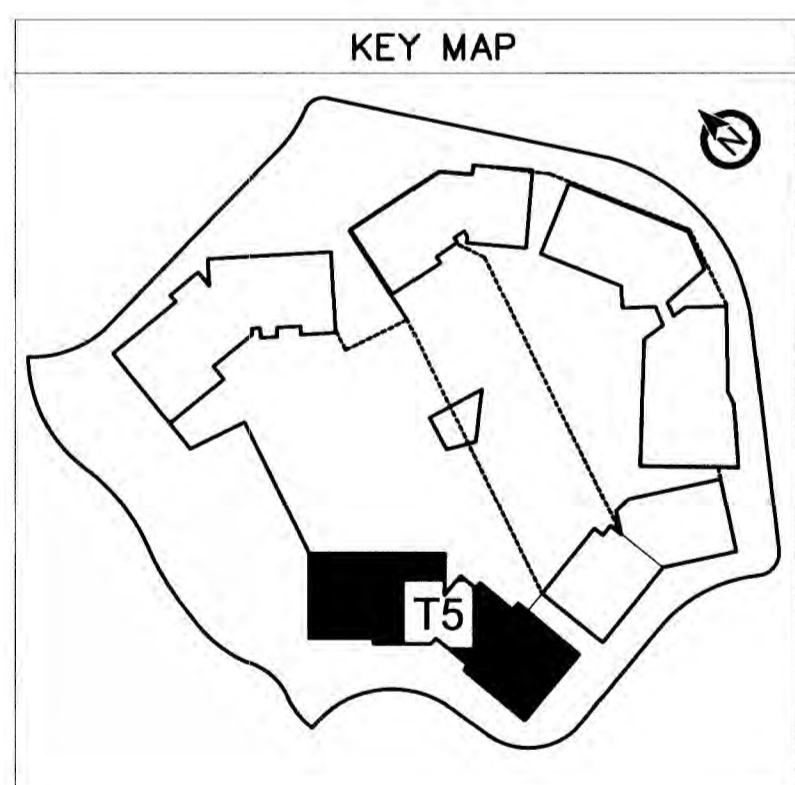
ENGINEER
 435-649-9467
ALLIANCE ENGINEERING
 CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
 P.O. Box 2664 | 2700 West Homestead Road
 Suite 50, 60 | Park City, Utah 84098

SHEET 9 OF 10
 WASATCH COUNTY RECORDER
 STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
 REQUEST OF RPE22 MAYFLOWER CONDOMINIUMS LLC
 FEE: _____ WASATCH COUNTY RECORDER BOOK: _____ PAGE: _____
 TIME: _____ DATE: _____ ENTRY NO.: _____

**PRIVATE UNIT
SQUARE FOOTAGE TABLE**

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE
5801	4-C/PH	2,989 SF *
5802	3-F/PH	2,487 SF *
5803	2-A/PH	1,263 SF *
5804	3-A/PH	1,702 SF *
5805	3-A/PH	1,702 SF *
5808	3-G/PH	2,627 SF *

* The dimensions and square footage calculations for the Condominium Units shown on the square footage table of this Plat may vary from the cross-hatched area depicted on this plat and are based on drawings provided by the Architect and are determined in accordance with the Act and the Condominium Declaration for CORMONT AT DEER VALLEY CONDOMINIUMS (the "Declaration"). Dimensions shown are to the internal surface of the Condominium Units only and exclude structural columns, mechanical and utility chases. Upon the completion of each Condominium Unit (a "Completed Unit"), the boundaries of the Completed Unit shall be automatically adjusted to be the boundaries of such as-built Completed Unit as described in the Declaration.



MIDA CORMONT PUBLIC INFRASTRUCTURE DISTRICT
TOWER 05, LEVEL 08
ANNEXATION #1

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SHEET 10 OF 10
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